

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4a Maskell Crescent, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$925,000

Median sale price

Median price \$1,408,500 Property Type House Suburb Lower Plenty

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/23 Woodland Gr MONTMORENCY 3094	\$925,000	28/05/2023
2	1/4 Leslie Ct LOWER PLENTY 3093	\$920,000	15/07/2023
3	2/209 Nepean St GREENSBOROUGH 3088	\$865,000	04/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 05/09/2023 15:29



Property Type: House
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$925,000
Median House Price
June quarter 2023: \$1,408,500

Comparable Properties



2/23 Woodland Gr MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 28/05/2023
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



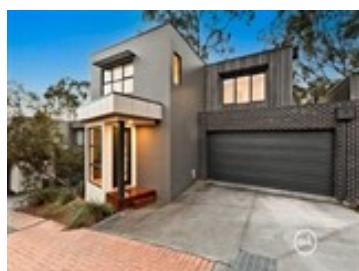
1/4 Leslie Ct LOWER PLENTY 3093 (REI)

Agent Comments



Single level unit but very similar location in Lower Plenty

Price: \$920,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit
Land Size: 339 sqm approx



2/209 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 04/08/2023
Property Type: House (Res)
Land Size: 178 sqm approx

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